

To : Fairfax County Board of Supervisors

From : Gerry Hyland, Supervisor  
Mount Vernon District

Subject: BOARD MATTERS for July 28, 2015

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For your consideration, I submit the following Board Matters accompanied by a brief explanation. Your support will be appreciated.

1. Kings Crossing - Comprehensive Plan Amendment
2. Newington Road – Comprehensive Plan Amendment

Kings Crossing  
Comprehensive Plan Amendment

Novus Property Holdings LLC is the contract purchaser of property identified as Fairfax County Tax Map Reference 83-3 ((1)) 18, 19, and 20 (the "Subject Property"). Novus Property Holdings LLC is seeking a Comprehensive Plan Amendment to permit the revitalization and redevelopment of an existing, aging retail development as a multifamily building. Novus Property Holdings LLC has been working with the Spring Bank Community, which is supportive of the proposed Plan amendment, as well as the Mount Vernon Council of Citizens Association (MVCCA). On April 27, 2015, the MVCCA voted to support a concurrent Plan amendment and rezoning of the Subject Property.

Therefore, Madame Chairman, I move that the Board of Supervisors direct our planning staff to expeditiously review the Plan Amendment proposal for the Subject Property which is located in Land Unit G within the Penn Daw Community Business Center of the current Comprehensive Plan. The review should consider the appropriateness of the Subject Property redeveloping as a multifamily building with up to 375 dwelling units and/or live/work units, and up to 7,500 square feet of retail use. I further move that the Department of Planning and Zoning be directed to concurrently process this Plan Amendment along with any rezonings, development plans, or site plans filed with respect to the Subject Property.

*This Motion should not be construed as a favorable recommendation for this proposed Plan Amendment or any subsequent rezoning or other applications.*

July 28, 2015

Newington Road  
Comprehensive Plan Amendment

The Newington Civic Association and the Newberry Station Homeowners Association are requesting a transportation comprehensive plan amendment. These communities overwhelmingly do not support any road improvements including, but not limited to widening, improving, adding sidewalks, or straightening this road.

Attached is Newington Civic Association's memorandum detailing the reasons for requesting that Newington Road improvements be deleted from all documents, including the comprehensive plans and policy documents.

Therefore I am asking the Board's support in requesting staff to draft a comprehensive plan amendment that will remove all improvements identified in the comprehensive plans and policy documents.

*This Motion should not be construed as a favorable recommendation for this proposed Plan Amendment or any subsequent rezoning or other applications.*

July 28, 2015

